149.0	0004	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	788,400 /	788,400
USE VALUE:	788,400 /	788,400
ASSESSED:	788,400 /	788,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEININGER DAVID
Owner 2:	WALSH BARI
Owner 3:	
Street 1:	72 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POSNER BRIAN S/DASSIA N -
Owner 2:	-
Street 1:	72 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1736 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	367,000	2,200	419,200	788,400
Total Card	0.137	367,000	2,200	419,200	788,400
Total Parcel	0.137	367,000	2,200	419,200	788,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.15 | /Parcel: 454.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	98147
GIS Ref	
GIS Ref	
Insp Date	07/15/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0004-0002.0

!11648!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	332,100	2200	5,962.	419,200	753,500	753,500	Year End Roll	12/18/2019
2019	101	FV	252,200	2300	5,962.	419,200	673,700	673,700	Year End Roll	1/3/2019
2018	101	FV	274,300	2300	5,962.	371,300	647,900	647,900	Year End Roll	12/20/2017
2017	101	FV	274,300	2300	5,962.	311,400	588,000	588,000	Year End Roll	1/3/2017
2016	101	FV	274,300	2300	5,962.	311,400	588,000	588,000	Year End	1/4/2016
2015	101	FV	267,700	2300	5,962.	269,500	539,500	539,500	Year End Roll	12/11/2014
2014	101	FV	267,700	2300	5,962.	260,500	530,500	530,500	Year End Roll	12/16/2013
2013	101	FV	267,700	2300	5,962.	247,900	517,900	517,900		12/13/2012

PRINT

Date	Time
12/11/20	01:47:30

LAST REV

Date	Time
10/06/20	11:51:43

danam

USER DEFINED

Prior Id # 1:	98147
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11648

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POSNER BRIAN S/	1402-108		7/18/2011		585,000	No	No		
MCCONNELL JUDIT	1339-29		6/16/2007		509,000	No	No		
MCCONNELL JUDIT	1199-82		1/12/1999	Family	1	No	No		
MCCONNELL J	773-55		1/6/1999	Change>Sale	259,250	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2020	17	Siding	125,500	O				
7/8/2019	1010	Add Bath	146,353	C				
5/22/2008	499	Wood Dec	11,400	C		G9	GR FY09	deck 10 x 16 new d
5/22/2008	499	Wood Dec	11,400	C		G9	GR FY09	deck 10 x 16 new d

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2020	Measured	DGM	D Mann
8/11/2018	Inspected	PH	Patrick H
4/18/2018	MEAS&NOTICE	CC	Chris C
7/3/2012	Measured	JBS	JOHN S
10/18/2011	MLS	EMK	Ellen K
1/20/2009	Entry Denied	336	PATRIOT
12/3/2008	MLS	MM	Mary M
8/5/2007	MLS	HC	Helen Chinal
1/14/2000	Inspected	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	419,201	Spl Credit		Total:	419,200

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31964278
Const Adj.:	0.98000199
Adj $ / SQ:	161.657
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411435
Depreciation:	44435
Depreciated Total:	367000

COMMENTS

IMPROVEMENTS IN PROGRESS, RE-CK COND 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

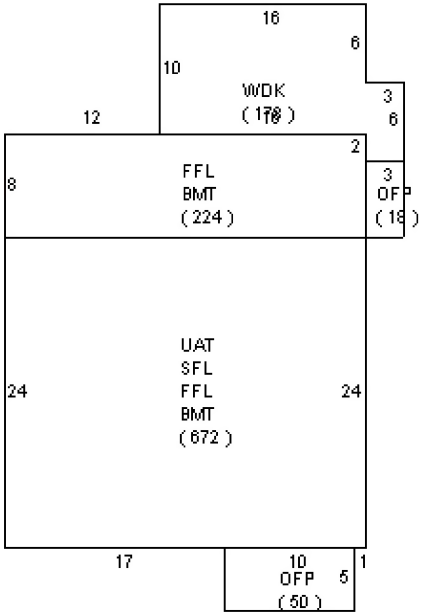
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.66
Special Features:	0	Val/Su Net:	127.52
Final Total:	367000	Val/Su SzAd	234.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	48.500	43,453
FFL	First Floor	896	161.660	144,844
SFL	Second Floor	672	161.660	108,633
WDK	Deck	178	11.390	2,027
UAT	Upper Attic	168	113.160	19,011
OFP	Open Porch	68	39.950	2,717

Net Sketched Area:	2,878			Total:	320,685
Size Ad	1568	Gross Are	3382	FinArea	1736

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10X16	G	AV	2008	15.31	T	8.8	101			2,200			2,200

More: N	Total Yard Items:	2,200	Total Special Featues:		Total: 2,200